

Affordable Dwelling Unit Advisory Board Meeting Minutes (ADUAB)
Tuesday – December 8, 2009
Shenandoah Room - Shenandoah Building

Members Present: Joe Paciulli, Chair; Michael Capretti, Vice-Chair; Pamela McGraw, Ryan Sauder, Dwight Stonerook, Sarah Milin, Steve Schulte, Bill Jones.

DFS Staff Present: Shelita Adams, Program Manager; Jill Brady, Administrative Assistant; Jan Boothby, CDBG Program Manager; Lenny Goldberg, ADU Purchase Housing Specialist; Carleton Chambers, Staff Aide to Supervisor Andrea McGimsey

Public Present: Ray Mauck

CALL TO ORDER Joe Paciulli called the meeting to order at 8:05 A.M.

PUBLIC COMMENT PERIOD No comments

MEETING MINUTES The minutes from the November 2009 with edits

BUSINESS/ACTION ITEMS

Recognition of William Jones for his ADUAB Service: The ADAUB and Ray Mauck honored William Jones for his seventeen years of service with a number of affordable housing Committees within Loudoun County. Michael Capretti commented on the compassion and dedication of Mr. Jones to the issue of affordable housing in Loudoun County, and that he will be greatly missed. Mr. Jones commented on his service and that he will miss working in connection with affordable housing and he enjoyed his time with working with the ADUAB.

COMMITTEE REPORTS

Joint Builders and Zoning/Modifications Committee: Sarah Milin reported that she and Dwight worked on the first draft of the minimum standards for the design guidelines and are hoping to set up a Joint Builders and Zoning/Modification Committee Meeting next week to review the draft. Michael Capretti reported that the Builder Roundtable meeting has been completed and the committee is moving towards discussing the big issues ADUAB needs to vet such as interspersion and density bonus. January the committee will be looking at the big issues and in February they will start drafting the first black line version of the Article 7/1450 recommended changes.

Finance Committee: Bill Jones reported that the Committee will need a Chair. Ryan Sauder agreed to Chair the committee on an interim basis. Ryan Sauder updated the Committee on the Joint Trust Fund Round Table meeting Monday November 30, 2009. Ryan reported that it was a good meeting with a great deal of interest in developing affordable housing in Loudoun County. The participants were aware that the Housing Fund and are interested in doing a project in Loudoun County but have had difficulty finding a location. Joe Paciulli mentioned that he also found the Round Table very interesting and commented that there is a group of individuals in the community who are very interested and knowledgeable about affordable housing.

INFORMATION ITEMS & UPDATES

ADU Sale/Resale Matrix: Staff distributed the New Sale and Resale Matrix dated December 8, 2009. Members of the ADUAB discussed the list in conjunction with the current housing/financial market. The covenants were also a factor as a number of the resale properties on the list are older ADUs and the covenants are within only a few years of being released; this might be attractive to an ADU purchaser.

Inclement Weather Policy: Joe Paciulli confirmed the ADUAB policy regarding the canceling of the ADUAB due to inclement weather. If the schools are canceled, then the ADUAB will not meet. If the schools are delayed, then the ADUAB will meet on time. There was discussion regarding changing this policy. Everyone agreed the policy would stay as it is written.

Board Committee regarding Budget: Sarah Milin advised the ADAUB that the Board of Supervisors has created a committee to discuss the upcoming budget and there was a slot for one ADUAB member to sit on that Committee. Ellen Grunewald confirmed it is Supervisor Buckley's committee and it is being put in place to draw together various leaders in the Community and from advisory groups to come together and discuss what is important in connection with budget issues. Carleton Chambers advised that the Committee has not begun to meet and no schedule for meetings is in place.

NEXT MEETING

Scheduled for January 12, 2009 Meeting Adjourned at 9:30